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February 21, 2012

BY HAND

Bozeman City Commissioners
c/o Clerk of the Commission
121 North Rouse
Bozeman, MT 59715

RE: The Carnegie Parking Lot

Honorable Members of the Bozeman City Commission:

This firm has been retained by the following downtown business and property owners to evaluate the City's decisions with respect to offering the Carnegie parking lot for sale: (1) Jared Bratsky; (2) Katie Wing; (3) Jody Chapnick; (4) Ileana Indreland; (5) Mike Delaney; (6) Steve Roderick; (7) Mike Hope; (8) David Loseff; (9) Rick Ratovich; (10) Ashley Ogle; (11) Rick Ogle; (12) Ruth Arnold; (13) Gene Arnold; (14) Richard Harte; (15) Kasey Harte; and (16) Ralph Ferraro. As you know, these individuals, and others, have previously, and on multiple occasions, expressed their opposition to the sale of the parking lot because it is of utmost importance to the long-term financial survival of their businesses and properties downtown. Well-located surface parking lots can never be replaced.

My clients are not litigious people, but their concerns and comments have, to date, fallen upon deaf ears. They have reviewed the study upon which the town apparently based part of its conclusion that the parking lot is no longer necessary, and outlined the numerous flaws in that study. We will be reviewing that study and the other documents and testimony that formed the basis of the City's decision to jettison the parking area shortly and, after that review, we intend to submit a more detailed memorandum with the reasons why the City's decision was incorrect, coupled with a request to the City to reconsider its decision.

The importance of this issue to our clients simply cannot be overstated. In the event we cannot reach a reasonable solution to this issue, a declaratory judgment action is a likely result. Accordingly, the City should advise prospective purchasers of this lot that my clients intend to seek judicial review of the legality of the decision to sell this important particular piece of property.

Please have your city attorney contact this office if the city is interested in engaging in any discussion or further dialogue regarding this matter.

Thank you.

Sincerely,

GOETZ, GALLIK & BALDWIN, P.C.

A handwritten signature in black ink, appearing to be 'BKG' with a stylized flourish.

Brian K. Gallik

BKG/pal
cc: Clients